

## **I. INTRODUCTION**

### **Background**

During the summer of 1989 concerns were expressed by the Bowleys Quarters Improvement Association's (BQIA) Water Quality Committee regarding the safety of the recreational waters in and around Seneca Creek for swimming purposes.

In order to alleviate the existing problems caused by the overflowing private sewage systems, Baltimore County initiated a 1989 engineering study for the extension of public sewerage. The community reaction to the possible extension of public sewerage generated a more comprehensive discussion of other issues in the Bowleys Quarters area. Attention became focused on population growth, zoning, adequate facilities, traffic issues, the Martin State Airport, environmental concerns, etc. As a result, an advisory committee was formed consisting of representatives of BQIA, local marinas, Watermans' Association, area Realtors Chamber of Commerce, large and small property owners and restaurant owners, to coordinate with the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) in the development of an Action Plan for the Bowleys' Quarters Community.

### **1999 Revisions to the Bowleys Quarters Community Action Plan**

Construction of public sewer in the Bowleys Quarters peninsula instantly spurred new residential development. The number of new development proposals generated community concerns. Residents were also concerned about the quality of new housing stock and its impact on their property values. Additional concerns were raised about the rapid new growth in the upper portions of Bowleys Quarters and whether this would exhaust capacity before public sewer could reach the existing homes in the lower portion of the peninsula. In addition, many owners of developable lots were anxious to build.

Residents became aware that the 1992 Bowleys Quarters Community Action Plan no longer addressed their concerns. In December of 1998 a recommendation was made to review and revise the plan. A committee was formed and the Plan was revised to reflect the communities current concerns and issues.

This plan represents the desire of the Bowleys' Quarters community to accept reasonable growth and still maintain its' rural, waterfront atmosphere and protect the environment.

This plan is the result of the combined efforts and input from the Advisory Committee and various departments within Baltimore County government and the private sector. Without the many hours of work and cooperation by all involved, this document could not have been produced.

# Bowley Quarters Community Plan

